

Staff Summary Report

City Council Meeting Date: 04/10/03

Agenda Item Number: 37

SUBJECT: This is the second public hearing for Spring Meadows for a zoning change, a Preliminary and Final Plat and PAD, located at 6102 South Kyrene Road.

DOCUMENT NAME: 20030410dsrh05

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the second public hearing for **SPRING MEADOWS** (The Church of Jesus Christ of Latter Day Saints, property owner) **Ordinance No. 808.2003.04 #ZON-2003.04** for a zoning change from AG, Agricultural to R1-4, single family Residential; **#SBD-2003.15** for a Preliminary and Final Plat consisting of 23 lots on 3.78 net acres; **#SPD-2003.14** for a Preliminary and Final PAD, all located at 6102 South Kyrene Road, including the following:

q-j

Variance

Reduce the minimum required side yards building setback from 10 feet to 5 feet along the east property line of each lot and from 10 feet to 0 feet along the west property of each lot, in the R1-4 Zoning District.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval
Planning Commission - Approval

ADDITIONAL INFO: The proposed 23 single family homes with a density of six (6) units per acre is consistent with the General Plan 2020 Projected Land Use Map. The R1-4 Zoning District appears to be the right selection since it allows for smaller lot sizes, maximizing the use of the land within in-fill residential developments. The Preliminary and Final Planned Area Development (PAD) as an overlay over the 23-lot subdivision, including a variance would allow a flexible 2,880 s.f. building envelope for the future homes. The surrounding neighborhood from this proposal includes single family homes to the north and west, Benedict Park (soccer fields) to the south, and Kyrene Road and industrial businesses to the east. Based on public input and Planning Commission recommendation, the developer submitted a revised subdivision plat. The revised plans were reviewed and approved by Traffic Engineering staff.

During the March 27, 2003, City Council first public hearing, three neighbors expressed concerns about the proposed rezoning.

Note: Since four property owners are in opposition of this request and the combined area of their lots located along the north side of the subject site is more than 20% of the total area of the same north side, the neighbors opposition constitutes a "legal protest". Therefore a $\frac{3}{4}$ vote of Council is required (see attachment "H").

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 - 2-3 Comments
 - 4-5 Conditions of Approval
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Letter of Authorization
 - D. Preliminary and Final Subdivision Plat
 - E. Preliminary and Final PAD
 - F. Ordinance No. 808.2003.04
 - G. Aerial Photo
 - H. Letters of Opposition (Legal Protest Information)

HISTORY & FACTS:

- July 5, 2003. Design Review Board approved a site plan building elevations, landscape plans, and signage for the Church of Jesus Christ of Latter Day Saints 10th and 15th Wards. This proposal was never built.
- July 26, 1989. The Board of Adjustment denied a request by LDS Church for a variance to increase the minimum required building height from 30 feet to 38 feet. This proposal was never built.
- February 25, 2003. Planning Commission approved the request by Springs Meadows for a 23-lot Final Subdivision Plat on 3.78 net acres and a Preliminary and Final PAD for 23 single family homes, including a side yard building setback variance. This approval was based on a revised subdivision plat.
- March 27, 2003. City Council held the first public hearing for this request.

DESCRIPTION: Owner – The Church of Jesus Christ of Latter Day Saints
Applicant – Strata Development, George Ward
Architect – Mark Irby
Engineer – D & M Engineering.
Attorney – Gammage & Burnham, Steven Anderson

Existing zoning – AG
Proposed zoning – R1-4
Total site area – 3.78 gross/net acres
Number of lots proposed - 23
Number of units proposed – 23
Maximum Allowed Density – 8 units/acre
Proposed Density – 6.1 units/acre
Maximum Height Allowed - 30 feet

COMMENTS: This proposal is for a zoning change from AG, Agricultural to R1-4, Single Family Residential, a 23 single family home lot subdivision with a density of six (6) units per acre. The proposed Planned Area Development (PAD) is the overlay that includes the requested building setback variance and the building envelopes.

General Plan 2020

The proposed 23 single family homes with a density of six (6) units per acre is consistent to the General Plan 2020 Projected Land Use Map. This request appears to meet the intent of General Plan 2020.

Zoning

The R1-4 Zoning District appears to be the right selection since allows for smaller lot sizes, maximizing the use of the land within in-fill residential developments and maintaining compatibility with its surroundings.

Building Height

As with other R1 Zoning Districts, the R1-4 classification has a maximum allowed building height of 30 feet. The applicant's intention at this time is to provide one-story and two-story homes.

Requested Variances

This proposal includes one variance. The Preliminary and Final Planned Area Development (PAD), as an overlay over the 23-lot subdivision, would allow a five-foot building setback along the east side property line of each lot and a zero-foot building setback along the west side property line of each lot. This variance should allow flexibility when designing and building the future homes and it should not be detrimental to adjacent property owners or the surrounding neighborhood in general.

Neighborhood

The neighborhood surrounding this proposal includes single family homes to the north and west, Benedict Park (soccer fields) to the south, and Kyrene Road and industrial businesses to the east.

During the Planning Commission Public Hearing on February 25, 2003, some neighbors expressed concerns about the proposed size of the lots and two-story homes at that location. Since the primary concern was the two-story homes closer to the existing single family homes, the developer proposed to flip north the subdivision, locating fewer lots and only single story homes along the area closer to those existing homes. Planning Commission agreed on the new proposal and added two conditions (#8 and #9). Attachments "D" and "E" reflect those plan changes.

During the March 27, 2003, City Council first public hearing, three neighbors expressed concerns about the proposed rezoning.

Project Analysis

Most of the new development in Tempe during the next few years will be in-fill projects. These type of projects create new challenges in the development process since we are dealing with pre-existing and neighborhood conditions surrounding those parcels targeted for re-development. The intent of the proposed request is to accommodate 23 one-story and two-story single family homes, of approximately of 2,800 s.f. each, in a gated community. The proposed Preliminary and Final Planned Area Development (PAD) would establish the building envelopes for the future homes. As agreed to by the developer, the lots closer to the existing homes to the north would be limited to one-story homes only.

Traffic/Circulation

The ingress/egress onto this site is located along Kyrene Road only. Fire and refuse pick up trucks would be able to access this site at the east end (Kyrene Road) and turn around at the west end where a cul-de-sac will be located.

Traffic Engineering staff reviewed and approved the revised 23-lot subdivision plat finding no apparent conflicts with existing driveways or streets in the area.

Staff recommends approval of the zoning change, Preliminary and Final Subdivision Plat and Planned Area Development (PAD), and requested variance, subject to the revised Subdivision Plat and Final PAD recommended by Planning Commission and the other attached conditions.

Note: Since four property owners are in opposition of this request and the combined area of their lots located along the north side of the subject site is more than 20% of the total area of the same north side, the neighbors opposition constitutes a "legal protest". Therefore a 3/4 vote of Council is required (see attachment "H").

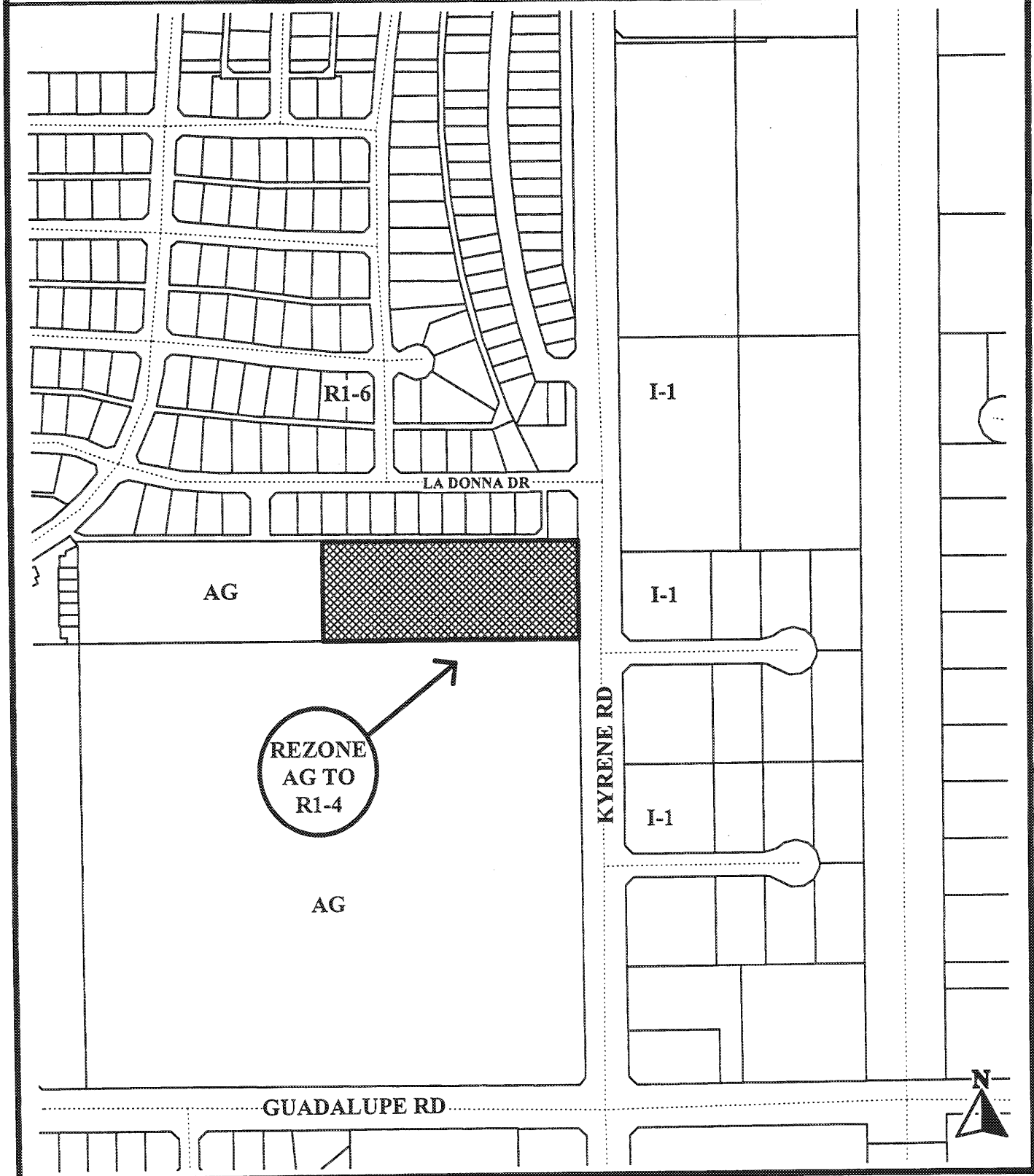
REASON(S) FOR

- APPROVAL:**
1. The proposed single family development meets the intent of General Plan 2020 Projected Land Use Map.
 2. The requested R1-4 Single Family District, as an implementation tool of General Plan 2020 appears to be the appropriate selection for a zoning change from the existing AG, Agricultural.

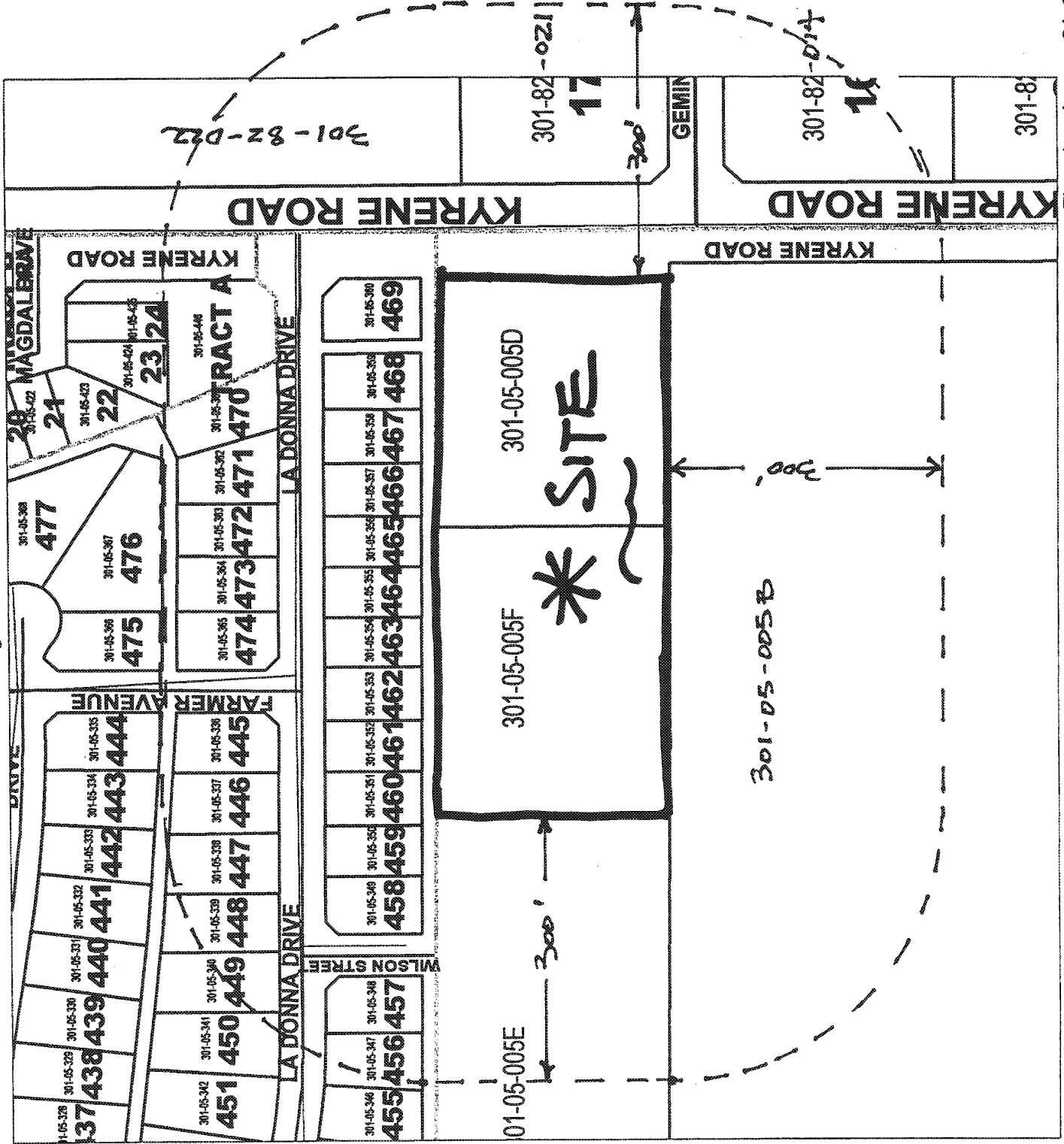
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction **commenced on or before April 10, 2004** or the variance shall be deemed null and void.
6. A building permit shall be obtained and substantial construction **commenced on or before April 10, 2005** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
7. The Final Subdivision Plat and P.A.D. for the Spring Meadows shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before April 10, 2004.**

8. The Final Subdivision Plat and P.A.D. for the Spring Meadows Subdivision shall be flipped north placing the fewer lots along the north side of the site and south of the existing single family homes and those lots shall be limited to single story homes only. **ADDED BY COMMISSION.**
9. The developer shall submit the new subdivision layout (condition #8 above) to the City of Tempe Public Works – Traffic Engineering for review and approval. **ADDED BY COMMISSION.**

SPRING MEADOWS**ZON-2003.04
SPD 2003.14****Location****A**

County Parcels



A.

January 27, 2003

City of Tempe
Development Services

Re: Vacant Land at 6102 S. Kyrene, parcel #'s 301-05-005D & 301-05-005F

Letter of Intent

It is our intent to rezone parcel #'s 301-05-005D & 301-05-005F from AG to R1-4 to establish 23 lots for single family two-story residences in a gated community.

We intend on establishing these lots with a zero lot line on one side and a 5 foot setback on the other to provide for maximum flexibility for the houses which will be built upon these lots.

Furthermore, it is our intention to not go through the Design Review Board process at this time since we intend to primarily establish the basic parameters of the subdivision and then allow another builder to complete the project.

We are requesting a variance from the basic R1-4 zoning requirements since we feel that single family residences would be better suited to this property than townhouses and the zero lot line setback which is allowed under the R1-4 zoning does not specifically provide the best community we believe can be established on this land. Hence, we are requesting a variance from a 10 foot to a 5 foot setback on the side which is not the side with the zero lot line.

This is the intended use under General Plan 2020.

Sincerely,

George Ward & John Bebbling
Strata Development
6485 S. Rural Road
Tempe, AZ 85283
(480) 703-6622

B

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

REAL ESTATE DIVISION

Twelfth Floor East
50 East North Temple Street
Salt Lake City, Utah 84150-8320
Phone: 801-240-3840
Facsimile: 801-240-2913

Reference reply to:

PROPERTY OWNER LETTER OF AUTHORIZATION

January 9, 2003

To: City of Tempe, a body corporate and politic of the State of Arizona (the "Governmental Authority")

Re: Real Property Owned by Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole (the "Owner")

On behalf of: Strata Development (the "Applicant") of 6485 S Rural Rd Tempe, AZ 85283 (Applicant's Address).

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, (the "Owner") is the owner of the property (the "Property") described as Parcel 301-05-005D, and 005F (Maricopa County Plats). Applicant has signed a contract to purchase this property from Owner and Applicant desires to obtain certain consents, permits or variances in regard to this property (the "Consents") on condition of completing the contract of purchase.

The undersigned, on behalf of the Owner, hereby authorizes the Authorized Party, subject to the limitations set forth in the next paragraph, to (i) have access to records of the Governmental Authority pertaining to the Property, (ii) prosecute the application for the Consents (iii) obtain disclosure of information related to the Property, (iv) obtain copies from the Governmental Authority of documents related to the Property, and (v) otherwise act for the Owner in connection with the Consents.

This authorization shall automatically expire upon the first to occur of (i) receipt of written notice from Owner that this authorization is withdrawn, or (ii) one year from the date hereof. The Applicant does not have authority to execute any agreement on behalf of the Owner or to bind the Owner.

Please be advised that legal counsel for the Owner is: Kirton & McConkie, 60 East South Temple, Suite 1800, Salt Lake City, UT 84111. Such persons and firm are authorized to have access to any and all matters related to the Property, without exception or limitation.

Thank you for your assistance. Please call if you have any questions regarding this authorization.

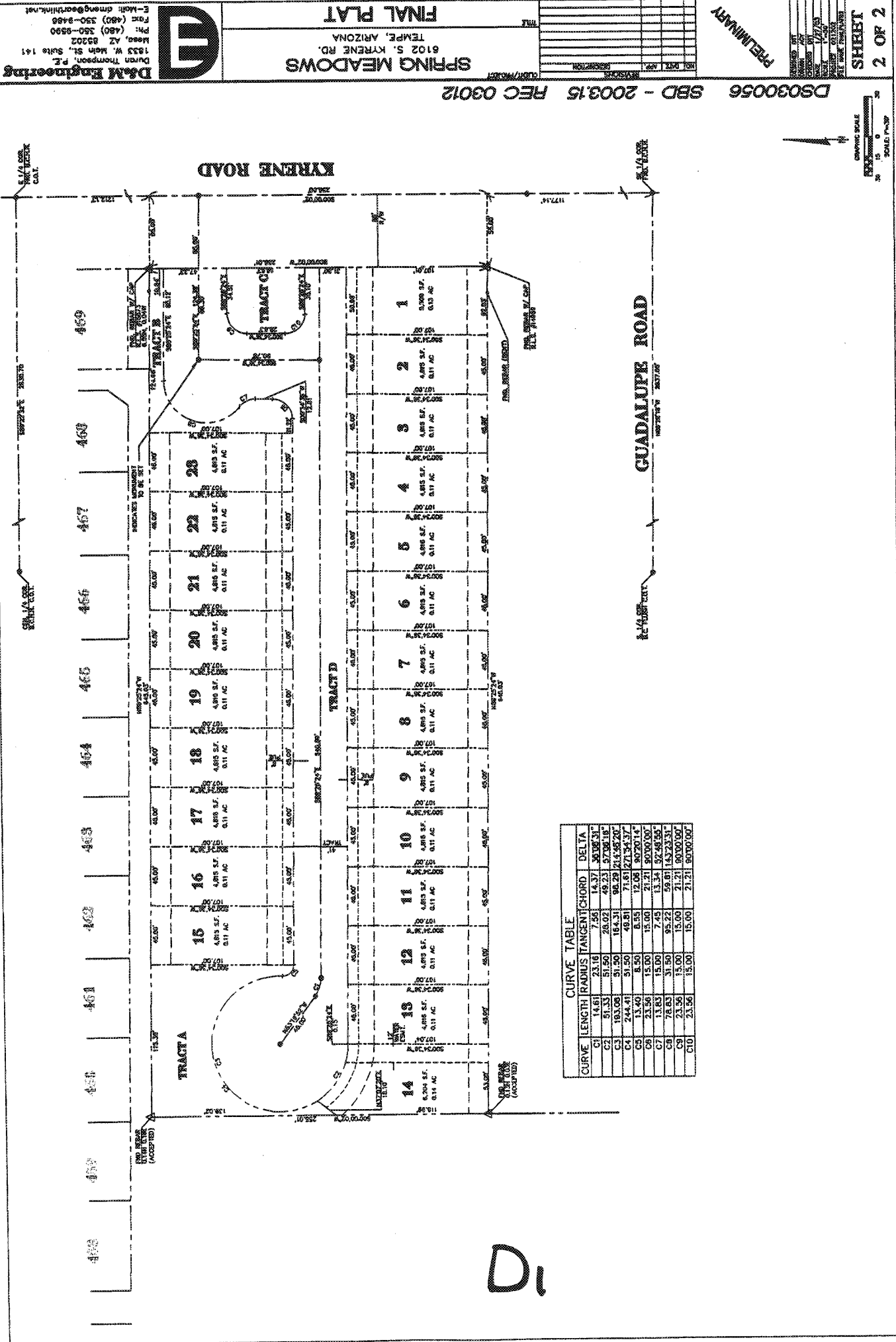
Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole,

By:  1-9-03
Paul Allinson
Senior Real Estate Representative

C

INDICATES NEW SURVEY MONUMENT (B.C. FLUSH)
INDICATES SUBDIVISION BOUNDARY
INDICATES FRONT-OF-WAY LINE
INDICATES CORNER OF BOUNDARY
INDICATES EASEMENT LINE (AS NOTED)
INDICATES PUBLIC UTILITY
AND FACILITIES EASEMENT

MAR 12 2003



SBD-2003.15

2 OF 2
SHEET

PRELIMINARY

D9030056 SBD - 2003.15 REC 03012



D.

SPD-2003.14

D

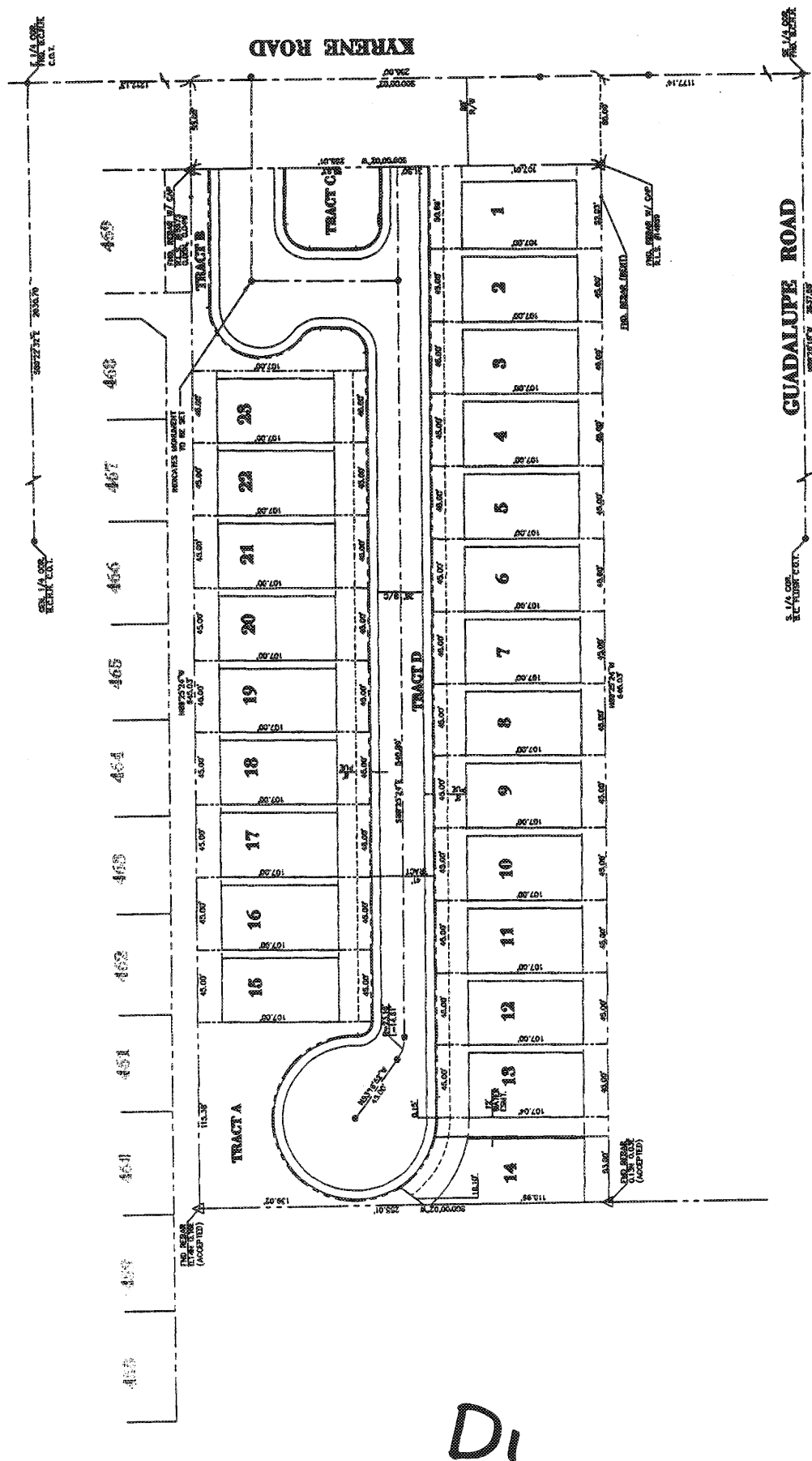
SPRING MEADOWS
6102 S. KYRENE RD.
TEMPE, ARIZONA

UNCLASSIFIED

[illegible]

STANDARD UNIT	
ROOM	
DATE	12/13
TIME	1:30
PERSONS	2/102
TABLE NO.	1007-1008

SHEET
2 OF 2



ORDINANCE NO. 808.2003.04

AN ORDINANCE AMENDING SECTION I OF PART 2.F. OF
ORDINANCE NO. 808 OF THE CITY OF TEMPE AND THE
DISTRICT ZONING MAP ACCOMPANYING AND MADE
PART OF THE SAID ORDINANCE NO. 808.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, as follows:

SECTION 1. That Section I.2.F. of Ordinance No. 808 of the Zoning Ordinance of the City of Tempe and the District Zoning Map of the City of Tempe accompanying and made a part of the said Ordinance No. 808 be and they are hereby amended by removing the below described property from the AG Agricultural and including it in the R1-4 Single Family Residential.

LEGAL DESCRIPTION

The East 700 feet of the North 145 feet of the Southeast Quarter of the Southeast Quarter; and the East 700 feet of the South 110 feet of the Northeast Quarter of the Southeast Section 4, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SECTION 2. Further, those conditions of approval imposed by the City Council, Case #ZON-2003.04 are hereby expressly incorporated in ordinance by this reference.

PASSED AND ADOPTED by the City Council of the City of Tempe, Arizona,
this ____ day of _____, 2003.

Mayor

ATTEST:

City Clerk


F


APPROVED AS TO FORM:

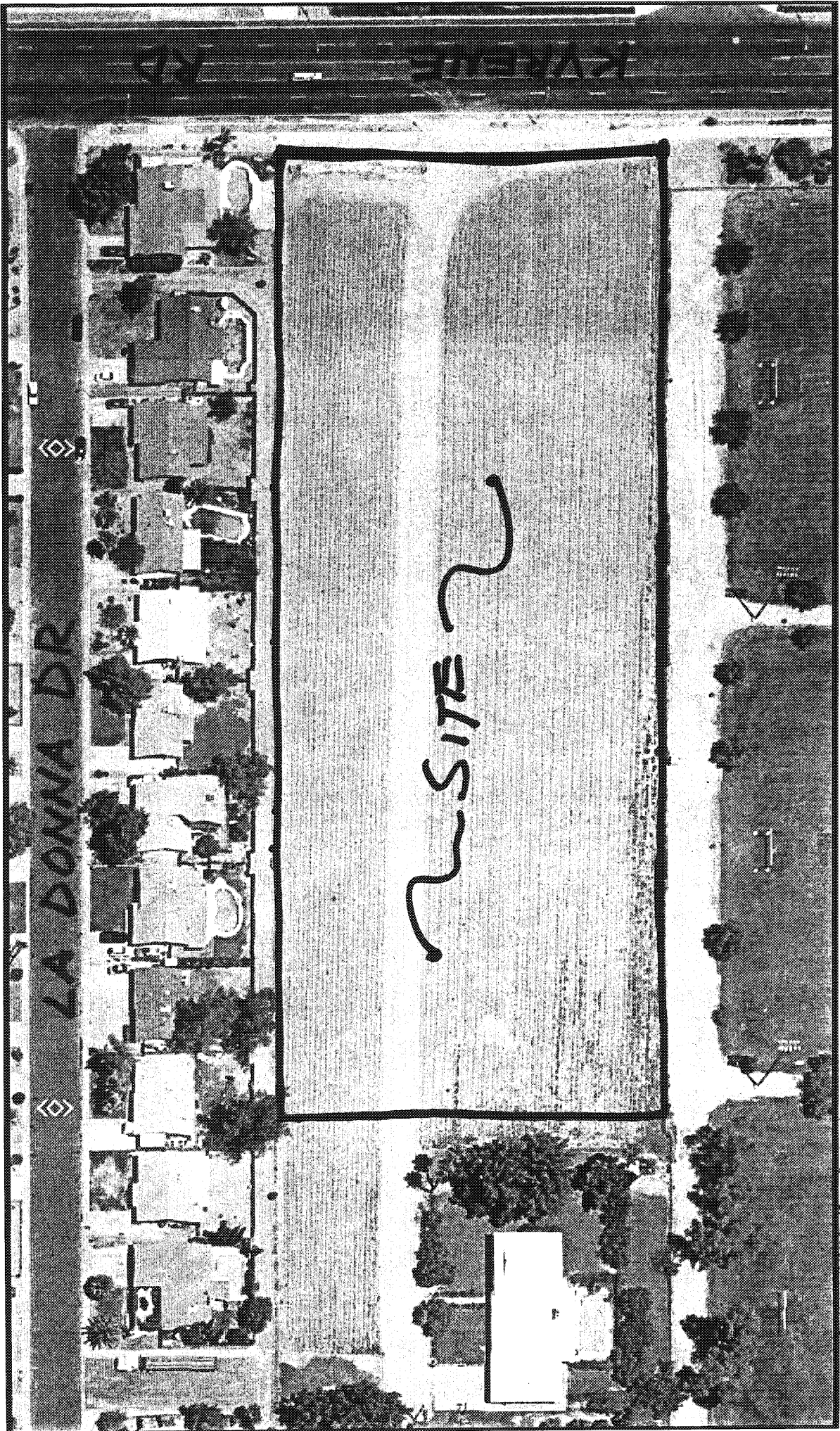
City Attorney

Development Services Manager

*F*₁

 NORTH

 N



Hector Tapia

Memorandum

City of Tempe



TO: Mayor and Council
FROM: Kathy Matz, City Clerk
RE: Agenda Item #39 (First Public Hearing for Zoning Change – Spring Meadows)
DATE: March 27, 2003

The City Clerk's Office has received today four letters from property owners which, pending staff verification, appear to meet the criteria for a **legal protest** to the proposed zoning change in Agenda Item #39.

No Council action will be taken on this item tonight (3/27) because this will be the first of two public hearings. For your information, however, here is a brief summary of the procedures regarding a legal protest of a zoning change:

- A 3/4 vote of Council is required to approve a zoning change when a legal protest has been filed. (This means 6 out of 7 if all seven Councilmembers vote; 5 out of 6 if one Councilmember abstains; 4 out of 5 if two Councilmembers abstain; and, if three Councilmembers abstain, the vote must be unanimous – 4 out of 4 – as no item may be passed with less than 4 votes).
- Council's vote will be on approval or denial of the rezoning, not on the protest.
- The protest(s) may be withdrawn, in writing to the City Clerk, prior to the second public hearing.

2nd Public Hearing and Council Vote: April 10, 2003

City Staff prepared to answer questions:

Marlene Pontrelli
Steve Venker
Fred Brittingham

- Attachments:**
1. Zoning Ordinance 808 Section 1-512 re: Council vote requirement where zoning amendment is protested.
 2. Copies of four letters of protest.

cc: Will Manley, Marlene Pontrelli

H

Sec. 1-512. Council vote requirement where zoning amendment is protested.

In the event that the owners of twenty percent (20%) or more, either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred and fifty (150) feet from, or of those directly opposite thereto extending one hundred and fifty (150) feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths (3/4) of all members of the council. Proposed amendments shall require a favorable vote of three-fourths (3/4) of all members of the council to become effective if a valid protest is filed in writing against the proposed amendment with the city clerk prior to the time of or at the public hearing of the council. If any members of the council are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths (3/4) of the remaining membership of the council, provided that such required number of votes shall in no event be less than a majority of the full membership of the council.

(Ord. No. 808, 9/2/76)

Sec. 1-513. Denial of applications, one year waiting period.

In the event that an application is denied, or technically denied, by the hearing officer, board of adjustment or city council, the hearing officer, board or council, respectively, shall reserve the right to refuse to consider another application on the same subject matter within one year from the date of final action on the initial application.

(Ord. No. 808, 9/2/76)

Sec. 1-514. Appeals to board of adjustment, effect.

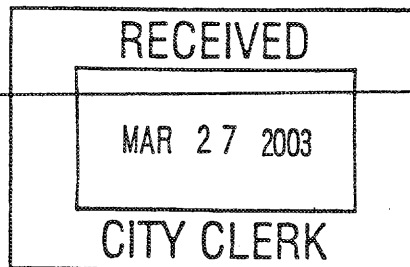
A. Any person or municipal officer aggrieved by any decision of the hearing officer may appeal the decision to the board of adjustment by filing notice with the hearing officer within seven (7) calendar days of the date of the decision.

B. Appeals may be taken to the board of adjustment by persons aggrieved or by any officer, department, board or bureau of the municipality affected by a decision of the zoning administrator within thirty (30) days by filing a notice of appeal with the zoning administrator and with the board specifying the grounds thereof. The zoning administrator shall transmit all records upon which the action appealed from was taken. Such appeal shall be filed on forms provided by the development services department.

C. An appeal shall stay all proceedings in the matter appealed from, unless the zoning administrator certifies to the board that, by reason of the fact stated in the certificate, the stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, except by a restraining order granted by the board or by a court of record on application and notice to the zoning administrator.

Tapia, Hector

From: allan Chadwick [allanchadwick@juno.com]
Sent: Monday, February 24, 2003 4:57 PM
To: hector_tapia@tempe.gov
Subject: Spring Meadows
Att. Planning and Zoning Board,



I regrettably am unable to attend the hearing tomorrow but have strong opinions about a proposed zoning change.

I would like to add my comments to the information you are considering regarding Spring Meadows, a development that requires a zoning change directly behind my house.

I am adamantly opposed to a zoning change for the purpose of putting up two story houses that would intrude on the aesthetics of my property.

I understand that the property under consideration will likely be developed in some way at some time, but I do not approve of the extremely **small lot sizes** that are proposed. I do not approve of a **variance in minimum required side yards** as mentioned in a notice I received. Upon examination of the drawings it seems there would be one and a half properties staring down into my back yard which I am not excited about. It seems that the developer realizes that more lots equals more money, that would be at the expense of my neighborhood and home value.

In the future, I would consider single story, freestanding homes with lot sizes and square footage at least comparable to my house and neighborhood. I would also consider a church with a grassy front and self contained parking. I think this is just and fair when considering any future changes in zoning.

To be clear and blunt, I am totally opposed to the current zoning change request but would consider other plans in the future.

Thank you for taking the time to consider my position in this matter.

Please make my statement a part of the public record and available to all concerned.

I reside at:

515 W La Donna Dr
Tempe, AZ 85283
lot # 466 on the drawings included with the notice.

Allan Chadwick
Phone# 480-839-3438
Email ac@achadwick.com

<http://www.achadwick.com>
<mailto:ac@achadwick.com>

H2

02/25/2003

Tapia, Hector

From: DAN KELLY [lifeisreallygr8@msn.com]
Sent: Monday, February 24, 2003 10:44 PM
To: hector_tapia@tempe.gov
Subject: Spring Meadows

To Whom It May Concern:

We wish to go on record that we are strongly OPPOSED to the zoning change requested at 6102 S Kyrene Rd AKA Spring Meadows.

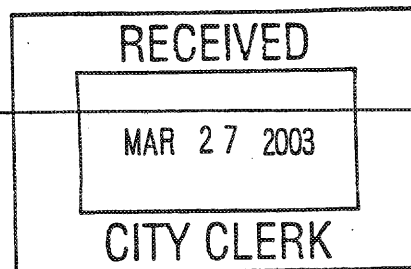
We feel that the appropriate zoning should be the SAME zoning that is currently adjacent to the property in this matter. That zoning should be R1-6.

Additionally, we are further opposed to any 2 story structures of any kind being built on this property. The planning and zoning board has continuously NOT RECOMMENDED the building of 2 story structures in the area around the "Pepperwood Neighborhood" over the course of 23 years. Pepperwood was built as a SINGLE story residential neighborhood. There is NO reason to change that line of thinking.

We respectfully request that you do NOT RECOMMEND to the city council this zoning change with it's attached variances.

Sincerely,

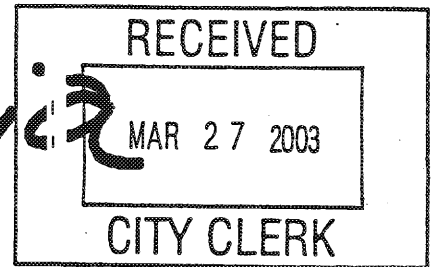
Dan and Charlotte Kelly
539 W. La Donna Dr.
Tempe, AZ 85283



H3

02/25/2003

ATTN: Hector Tapia



RE: Spring Meadows
Housing Zoning Request

Dear Hector Tapia.

faxing you this ~~note~~ Note
to inform you of my vote
on the 2 story zoning
hearing. We ARE OPPOSED!!
my name is Mr + Mrs Eduardo Rodriguez,
and our address is 555 W. LADONNA
Dr
ph # 480-491-8859. We also will be
attending the meeting @ 7pm tonight
City Planning - H4

Tapia, Hector

From: desertgranny@juno.com
Sent: Monday, February 24, 2003 7:26 PM
To: hector_tapia@tempe.gov
Subject: Spring Meadows Development

I understand that there will be a meeting tomorrow about this new housing development. I am having surgery on my ankle tomorrow and will not be able to come to the meeting. Hopefully I can forward my comments to you.

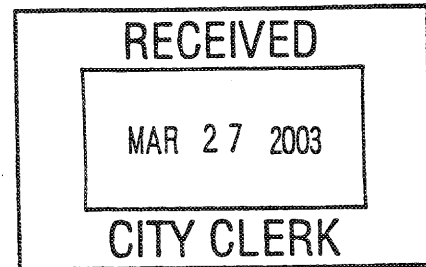
My name is Carolyn Martins and I live at 519 W Ladonna Drive, which is directly north of the property in question. I have lived in Tempe since coming to Arizona in 1976. I have owned this home for almost six years and I really enjoy our neighborhood.

A representative of the builder came to my house a few days ago and brought a sketch of the development. I am not in favor of any zoning changes for this development. I do not want a two story house right behind my house either. I think that the zoning regulations guarantee us a certain amount of privacy and guarantee that any new development in the area will maintain the character of the neighborhood.

I think that the developer could achieve these goals (privacy and neighborhood character) by building fewer, one-story homes on slightly larger lots. They property owners and builders might not make as much money but I don't think that this is the most important thing. Not in Tempe.

A gated street packed with two story homes and tiny yards will not fit here. Please help! I do not want neighbors breathing down my neck!

I you have any questions please call me at 755-1920.
Can you let me know if you got this?



H5

Tapia, Hector

From: desertgranny@juno.com
Sent: Thursday, March 27, 2003 5:18 PM
To: hector_tapia@tempe.gov; kathy_matz@tempe.gov
Subject: Spring Meadows Development - agenda #39

Dear City Council..

I am unable to attend the zoning hearing tonight but want to have my comments and protest heard and counted.

I live at 519 W. LaDonna Drive, the fourth house in on the south side of the street , so my home is adjacent to the property in question.

I am not in favor of these zoning changes for this property. I think that current zoning regulations guarantee our privacy and guarantee that any new development will maintain the character of the neighborhood.

The developer came to my house yesterday to show me some plans. He seems to think that he is trying to do us a favor by building these large homes with tiny yards. I think that these homes - and especially the 2-story homes- will be an eye-sore in this neighborhood.

Most of us are not rich people but we like our neighborhood and do not want these 23 houses to be built. Surely the developer could make a decent and honest profit by building something more liveable.

I also object to the density of this development because of the extra noise it will generate and because of the extra traffic it will cause on our street. LaDonna Drive already has a volume of cut-through traffic that is dangerous to children. The new street will not provide the tenant any outlet to the west.

Please deny this zoning change to protect us as Tempe Residents, home owners and families..

Thank you,

Carolyn Martins
480-755-1920

H6